

058.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

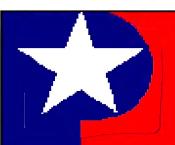
768,000 / 768,000

USE VALUE:

768,000 / 768,000

ASSESSED:

768,000 / 768,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YI SHUYAN	
Owner 2: WANG YIQIANG	
Owner 3:	
Street 1: 40 BOW ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SWANSON MARK A--ETAL -	
Owner 2: SWANSON GERMAINE BEST -	
Street 1: 40 BOW ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2610 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

o				Sewer		
n				Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				38426	
40		BOW ST, ARLINGTON	101	4707.000	375,200		392,800	768,000				GIS Ref	
												GIS Ref	
												Insp Date	
												08/27/18	
													08/27/18

Total Card	0.108	375,200		392,800	768,000	Entered Lot Size
Total Parcel	0.108	375,200		392,800	768,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	294.25	/Parcel: 294.25	Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Date	
2022	101	FV	375,200	0	4,707.	392,800	768,000			Year end	12/23/2021
2021	101	FV	362,000	0	4,707.	392,800	754,800			Year End Roll	12/10/2020
2020	101	FV	362,000	0	4,707.	392,800	754,800	754,800	Year End Roll	12/18/2019	
2019	101	FV	286,200	0	4,707.	387,200	673,400	673,400	Year End Roll	1/3/2019	
2018	101	FV	286,200	0	4,707.	297,400	583,600	583,600	Year End Roll	12/20/2017	
2017	101	FV	235,900	0	4,707.	280,600	516,500	516,500	Year End Roll	1/3/2017	
2016	101	FV	235,900	0	4,707.	258,200	494,100	494,100	Year End	1/4/2016	
2015	101	FV	218,200	0	4,707.	241,300	459,500	459,500	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes	
SWANSON MARK A-	69126-505		4/11/2017		720,000	No	No				
	14033-241		8/1/1980		65,900	No	No	Y			

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
9/10/2014	1168	New Wind	6,532					Install 3 windows.	8/27/2018	MEAS&NOTICE	BS
8/18/2014	1003	Redo Kit	16,500	8/18/2014				Remodel kitchen.	2/21/2018	SQ Returned	MM
4/11/2013	530	Manual	1,850	C					11/19/2015	Permit Insp	PC
7/20/2005	642	Re-Roof	5,900		G7	GR FY07			8/18/2014	Info Fm Prmt	PC
									6/13/2013	Info Fm Prmt	EMK
									2/27/2009	Measured	
									12/6/2008	Meas/Inspect	
									3/6/2000	Inspected	
									1/10/2000	Mailer Sent	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4707	Sq. Ft.	Site			0	70.	1.19	6									392,848						392,800	

EXTERIOR INFORMATION

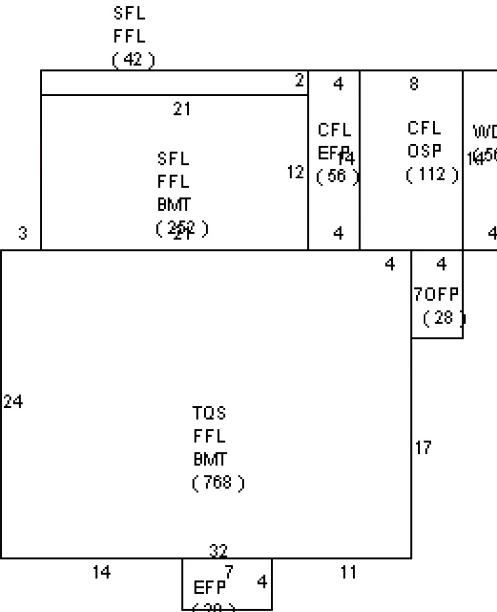
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall
	25 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override**

GV - Good-VG

10. %

REMODELING**RES BREAKDOWN****EXTERIOR:****INTERIOR:****ADDITIONS:****KITCHEN:****BATHS:****PLUMBING:****ELectric:****HEATING:****GENERAL:****NO UNIT RMS BRS FL**

1 9 4 M

TOTALS

1 9 4

CALC SUMMARY**COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****Rate****Parcel ID****Typ****Date****Sale Price**